

CITY OF WEST HOLLYWOOD PLANNING COMMISSION

MINUTES

AUGUST 17, 1995

**West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069**

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Commissioner Litz.

A. Pledge of Allegiance:

The Pledge of Allegiance was led by Commissioner Litz.

B. Roll Call:

Commissioners Present:

David Behr, Brad Crowe, D'Lynda Fischer, Thomas Jones, James Litz, Stephen Smith

Staff Present:

Gay Forbes, Director; Lisa Heep, Planning Manager; Liz Bar-El, Planning Technician; Teresa Kozlowski, Assistant Planner; Tim Foy, Associate Planner; Thinh Tran, Staff Assistant

C. Approval of Agenda

The Commission directed staff to correct the date in the adjournment section of the Planning Commission August 3, 1995 minutes.

The Commission would like to adjourn this meeting in the memory of Tom Anderson.

Action: To Approve the Agenda.

Motion: Crowe

Second: Behr

Votes: All Ayes

Motion carried.

D. Posting of Agenda

This agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

II. ITEMS FROM CITIZENS

- a. Jeanne Dobrin, West Hollywood, commented that during the City Council budget hearings that the Community Development Department asked the Council for money for the reorganization of the Zoning Ordinance; this would benefit the Planning staff; and would like the Commission to mention this to Council for the mid-year budget review.

III. CONSENT CALENDAR

A. August 3, 1995 Minutes

Action: To approve the August 3, 1995 minutes.

Motion: Crowe Second: Smith

Votes: All Ayes Motion carried.

V. PUBLIC HEARING

A. Adult Business Ordinance (ZTA 95-03)

Applicant: City of West Hollywood
Location: City-wide
Case Planner: Hassan Haghani

Recommendation: Continue to September 21, 1995

B. LA Cellular Time Limit Extension (CUP 95-12)

Applicant: Franklin Cole for LA Cellular
Location: 8151 Santa Monica Blvd.
Case Planner: Liz Bar-EI

Recommendation: Approve CUP 95-12 as per draft Resolution PC 95-37.

Ms. Bar-EI presented the staff report.

- a. Franklin Cole, Applicant, commented on history of cellular phone services; there have been no complaints on the antennae; and responded to questions from the Commission.
- b. Dr. Jerry Bushford, Sacramento, commented on health effects on humans from microwave (medium for cellular phone technology); and there is current research on this issue.

Action: To close the public hearing.

Motion: Crowe Second: Smith

Votes: All Ayes Motion carried.

Ms. Bar-El read into the record revised Section 6.6.

Commission Behr requested that a time limit be set. He stated that his main concern was that not enough research had been done on the effects of cellular facilities on people with damaged immune systems.

Action: To approve Resolution PC 95-37.

Motion: Crowe Second: Fischer

Votes: Ayes - Crowe, Fischer, Jones, Litz, Smith
Noes - Behr

Motion carried.

C. Rage Outdoor Dining (CUP 95-08)

Request to amend existing permit to include outdoor dining and allow service of alcoholic beverages.

Applicant: Donald Randall for Rage
Location: 8911 Santa Monica Boulevard
Case Planner: Teresa Kozlowski

Recommendation: Approve CUP 95-08 subject to the conditions set forth by the proposed draft Resolution PC 95-39.

Ms. Kozlowski presented the staff report; would like project to be continued to September 7, 1995.

- a. Jeanne Dobrin, West Hollywood, commented that she obtained the CUP from 1993, the staff report did not include the county CUP, the project was conditioned to have 67 on-site parking spaces (62 in the lot, and 5 behind), until October 1984 there were no off-site parking lots in the county, private deals regarding parking spaces, height and density bonus for 825 San Vicente for 6 residential units, complained to Environmental Services staff regarding trash lids and coverage of dumpsters, and reduction of kitchen size.

The Commission directed staff to change Item 5c in Resolution PC 95-39, page 4, regarding distance from residential uses.

The Commission requested additional information be provided in the next staff report:

- actual food service at Rage
- ABC license and county CUP
- sidewalk widths & seating plan

- relocation of newspaper stands
- and sidewalk cleanliness

This will be continued to September 7, 1995.

D. Nightclub Parking Standards (Zoning Text Amendment 94-05)

Hearing concerning revised parking standards for nightclubs.

<u>Applicant:</u>	City of West Hollywood
<u>Location:</u>	City-wide
<u>Case Planner:</u>	Tim Foy

<u>Recommendation:</u>	Approve Resolution PC 95-08.
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Mr. Foy presented the staff report; responded to Commissioner's questions.

Ms. Rhodes commented on parking leases versus covenanted leases and parking availability study for West Hollywood.

a. Jeanne Dobrin, West Hollywood, commented that parking and crime were once the main problems; the main problems now are parking and circulation; all public assembly uses should be included as part of this amendment; Spartacus (Rage) is case-in-point, in contrast is Le Dome Restaurant; City of Beverly Hills requires cross-covenanted leases and is recorded; would like the City to have "stings" on nightclubs and prosecution.

The Commission discussed:

- leases (acquisition and losses)
- occupancy
- requirement to file a certain amount of time prior to special events that would require additional parking spaces.

Mr. Mullins commented on occupancy load and floor plans.

The Commission directed staff to amend to the Resolution the following:

- Item 1e(i), to read "For the floor plan...all other *nightclub* areas...."
- addition item requiring approval by the Community Development Director any slight modifications ($\pm 10\%$ deviations from the occupancy load on the plans approved by the Commission, with maximum of fifteen persons change), with specific findings
- add to 3g(ii) a clause regarding how far in advance clubs must inform the City about using second tier spaces.

Action: To approve Resolution PC 95-08, as amended.

Motion: Smith

Second: Behr

Votes: All Ayes.

Motion carried.

VI. COMMISSION CONSIDERATION

A. Discussion of Amending the Planning Commission Bylaws

The Commission agreed that subcommittees should not consist of more than two Planning Commissioners, when there are less than a total of six Commissioners .

Action: To amend Resolution 92-31 (Planning Commission Bylaws), Section 18, to state that when there are five or fewer Commissioners present, that three votes would be sufficient for a majority vote (four affirmative votes are required to change the bylaws); also, delete section regarding Commission's abstained votes counting towards quorum.

Motion: Smith

Second: Crowe

Votes: Ayes - Behr, Crowe, Fischer, Litz, Smith
Noes - Jones

Motion carried.

VII. ITEMS FROM CITIZENS

- a. Jeanne Dobrin, West Hollywood, commended the Commission for their work on the nightclub parking standards issue; commented that the City Council does not have to disclose ex parte; Scandia is owned by Don Cornelius (host of Soul Train) - expressed her concern that it would be converted into a nightclub; Rainbow allows smoking at various times of the day - their condition regarding nightclub/restaurant may be the reason.

VIII. ITEMS FROM COMMISSIONERS

- a. Commissioner Fischer commented that the California Chapter of the American Planning Association Conference on September 30, 1995; inquired if funds were available from the budget for attendance.
- b. Commissioner Behr inquired into the Metropolitan Community Church's (MCC) negotiations regarding the purchase of building in West Hollywood; Ms. Heep commented that they are aware of the parking and CUP requirements.
- c. Commissioner Jones inquired into the security guards for Roxbury.
- d. Commissioner Litz welcomed MCC to West Hollywood and expressed that he would like the organization to work with staff. On August 27th there is a special event at the old City Hall parking lot; would like them to get their permit for this. There is an APA Planning Commission workshop on September 16, 1995 at AQMD headquarters in Diamond Bar. On Saturday August 26, 1995, the City is co-sponsoring a first-time homebuyers workshop at the Werle Building from 10 a.m. to 1 p.m.; for more information call (213)848- 6448.

IX. ITEMS FROM STAFF

- a. Ms. Heep stated that she distributed a list of the Planning Priorities to the Commission; she also met with the neighborhood of the Norma Triangle (who have appealed to the City Council regarding Variance 95-02) to discuss long-term goals regarding amendment to the Zoning Ordinance on the issue of lot sizes. The Commission stated that they would like to discuss the priorities list after the City Council has discussed this.

X. ADJOURNMENT

Action: To adjourn, in the memory of Tom Anderson, to the next meeting of the Planning Commission on Thursday, September 7, 1995 from 6:30 P.M. until completion at the West Hollywood Park Auditorium at 647 N. San Vicente in West Hollywood.

Motion: Crowe

Votes: All Ayes

Motion carried.

PASSED, APPROVED AND ADOPTED THIS DAY OF SEPTEMBER 7, 1995.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR